

Planning Application background Information

Design Brief

This design statement aims to support a full application associated to the property 'Falcon Cottage' near Ribchester, to replace a building that already exists which includes a dilapidated stable and storage barn; which are no longer fit for purpose. Historically the surrounding land associated with Falcon Cottage was used to graze horses (and currently still does for those owned by the neighbouring farm), sheep currently graze the land and cattle inhabit the neighbouring field.

This statement seeks to respond to the site context and as such demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy and responds to both professional architectural and pre-application advice.

The application description is as follows:

'Detached replacement stables.'

Whilst this application is not a major development, this Design & Access Statement explains how the proposed demolition of the existing dilapidated building and its replacement is a suitable response to both the site and its setting it also demonstrates that it can be adequately accessed by prospective users.

The existing building which incorporates a stable and large storage / and work shop has fallen to neglect and disrepair over the years, as can be seen from the photographs, consequently I wish to replace it with a car port, storage area, tack / feed store and two stables.

Location

The site is located around 600m south off the B6245 Preston Road, accessed via a back lane, a no through road, and is situated towards the end of this cul-de- sac lane, meaning little traffic ever passes and is therefore detached from any dwelling.

Site Description

The site is approached from the north, following the narrow back lane, which turns in to a gravel track upon reaching the building. The principle elevation faces North which is perpendicular to the lane. To the West, East and South surrounding the site are fields.

The Proposed Development

Is to replace the dilapidated existing building with a car port, 2 stables and associated tack / feed room and storage room; for hay, straw and tools necessary to both maintain the land and house 1 or 2 horses (as horses are natural herd animals they usually need the company of another). It is proposed that the building be constructed from tanalised, shiplap clad planed redwood timber (a natural clear preservative, which blends with the natural environment, will be used to protect from weathering) and a black Onduline roof.

Local Character

The Ribble Valley is characterised by farming and agricultural land and although horses are not defined as agricultural they are in keeping with the local environment and help to maintain its beauty.

External Views of the Site

The current existing building is well secluded, located at the far end of a separate drive way that splinters from the lane and leads to a cluster of three properties, of which Falcon Cottage is but one. It is far from the adopted lane which continues to just one other property, the building is neither visible from the properties or barely so from the road only from its immediate surroundings, due to its position and cover from trees and shrubs. It is intended to maintain this level of concealment for the proposed replacement building.

This application seeks to obtain full planning consent for the demolition of an existing dilapidated building and replace with car port, storage, tack room and two stables

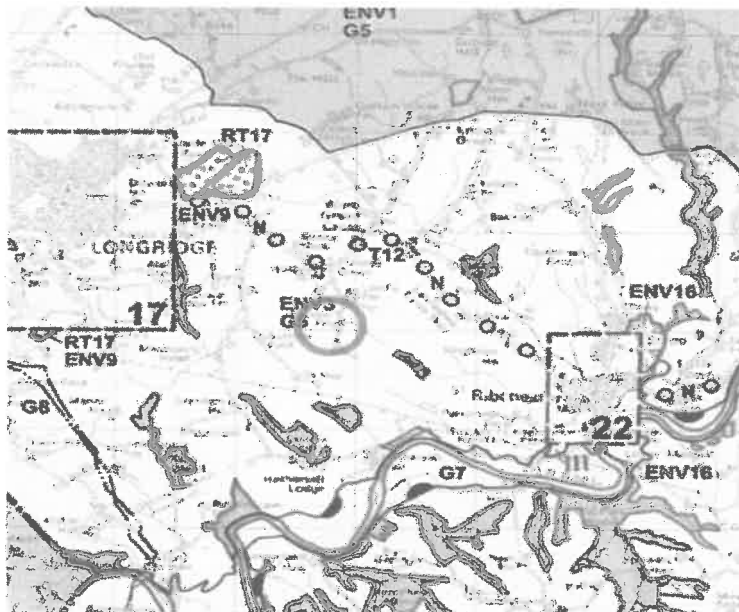
There is no known planning history for the site.

The site is not in an Area of Outstanding Natural Beauty and is not located within a conservation area.

Ribble Valley Borough Council's proposals map identifies that the proposed site associated with Falicon Cottage is in an Area of Open Countryside and outside of the main settlement/village boundaries of Ribchester and Longridge.

Proposals were tabled for Pre-Application Advice with Ribble Valley Borough Council. The feedback and comments received were generally supportive.

Below shows an extract from Ribble Valley Council's borough map with the site location circled in blue

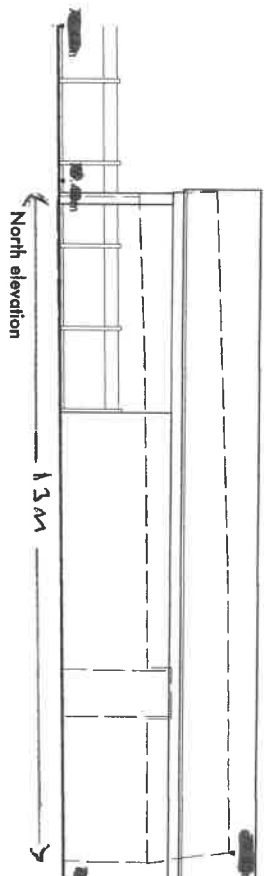
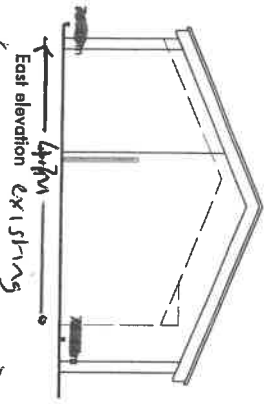


Current pictures of the building



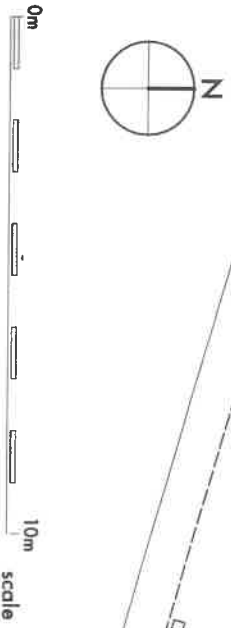
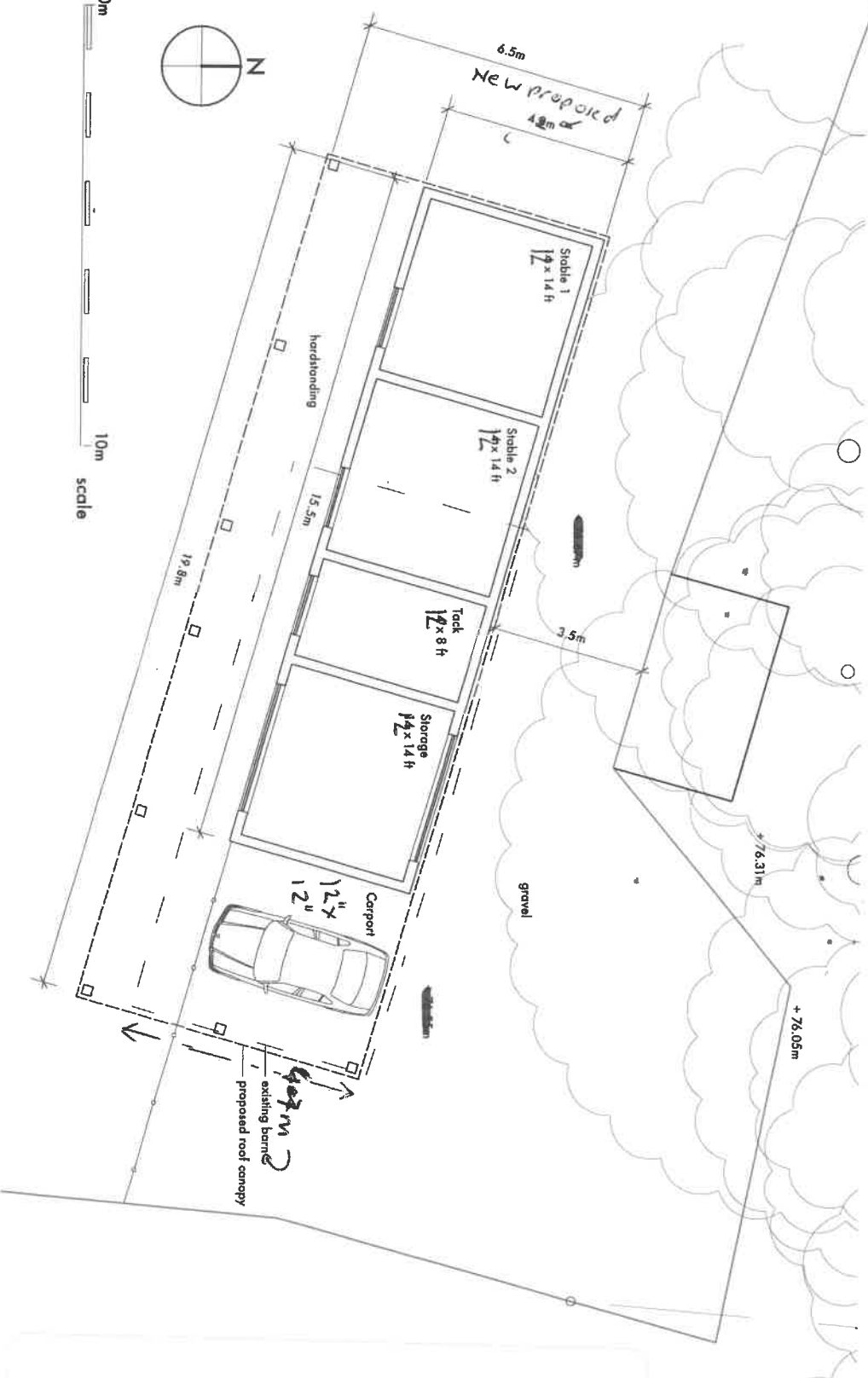
A single storey single skin former stables is in a poor state for repair with missing sections of roof and deterioration of the ridge allowing considerable light and weather penetration. The building offers negligible roost potential.

Showing existing and proposed: Falcon Coltage proposed stables



Ridge height 2.9m
Eaves height 2.1m

East elevation existing
New 6.5m including canopy.



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LIGHTING

Lighting along the front of the stables and car port will not be pointed at any other building and will aim at the hardstanding. Any security lighting will be fitted with positive infrared detectors or timing devices, and adjusted accordingly so not to be triggered unnecessarily.

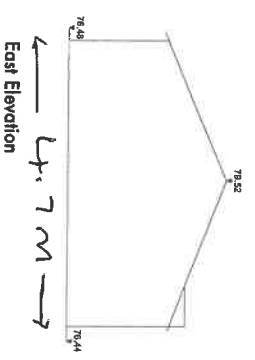
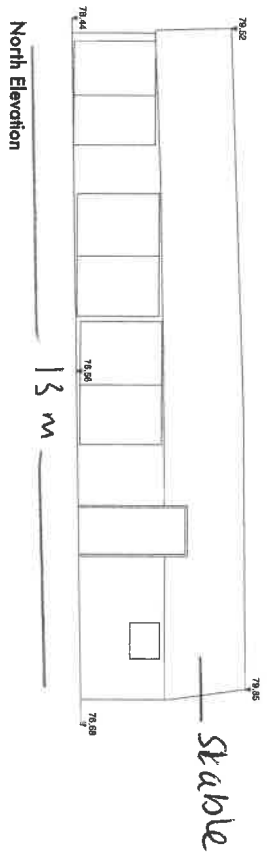
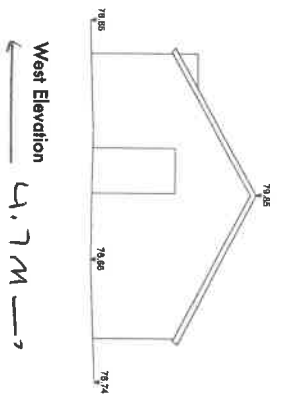
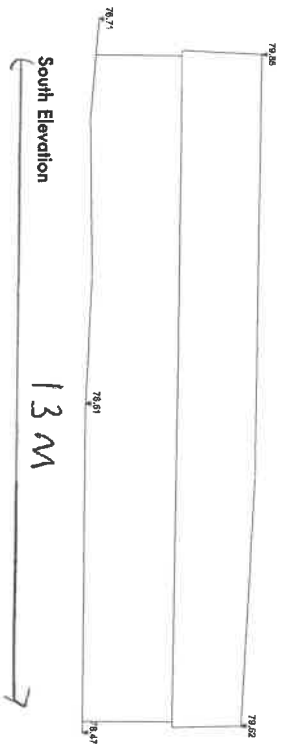
MATERIALS

Samples of proposed materials to be made available to local authority on request.

Roof
Walls
Timber
Brick

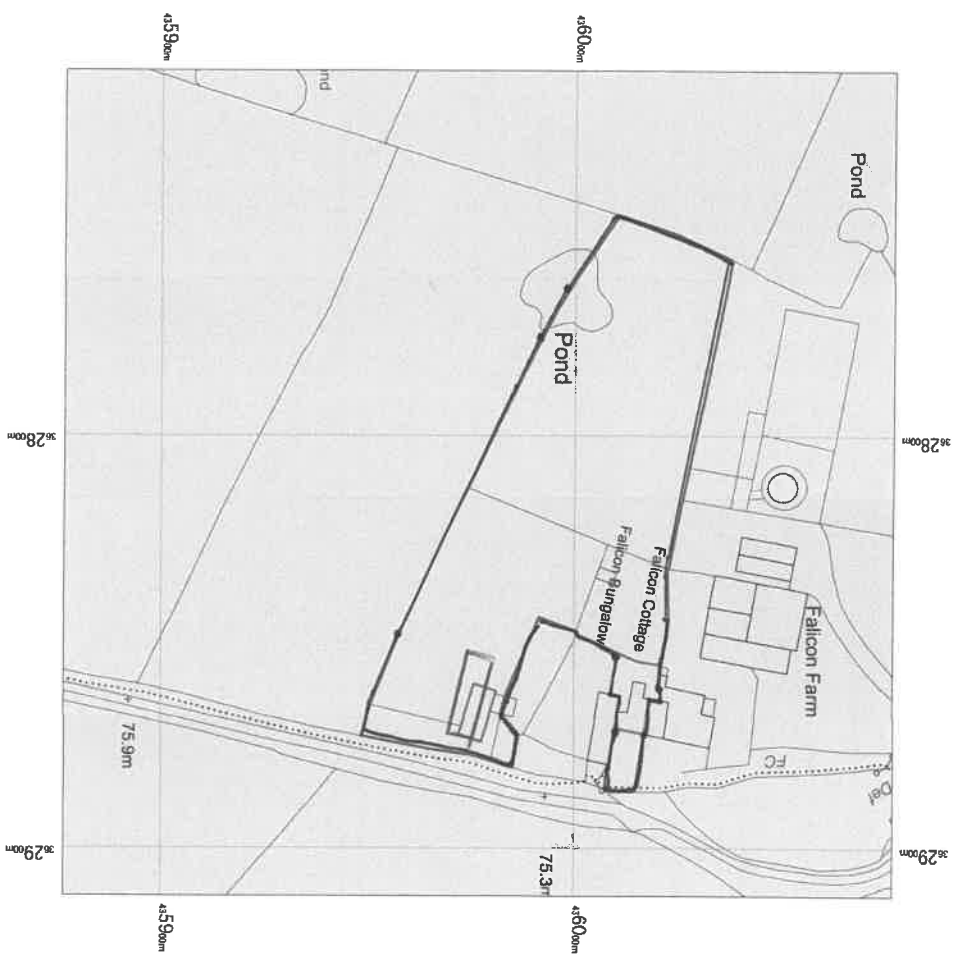
- Redwood
Planned
Treated
chip-lap.

Existing Building associated with Falcon Cottage



This drawing is based on information provided by others - no measured survey of the property has been undertaken by the architect.
 The drawing is to be used in conjunction with all relevant contracts and particular attention should be paid to the conditions of contract.
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Location Plan for replacement building associated with Falcon Cottage.



0m 100m scale